30103-8

Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913351

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of November, 2017.

Notary Public
My Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 28997 DEEDWARR
11/22/2017 09:42:10 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20171122-0119874

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karen Gore 6666 Brookmont Terrace #107 Nashville TN 37205	Pinnacle Bank 150 3rd Avenue S, Ste 900 Nashville, TN 37201	Tax Parcel ID No. 129-14-0A-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dorothy Sarratt, unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen L. Gore, married woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Apartment Unit No. 107 , of the Wessex Towers Condominium created under Title 6 6 , Section 27 -1 01 et seq. Tennessee Code Annotated, as amended, and as established by a Master Deed, of record in Book 5414, page 634, as amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, re-recorded in Book 9935, page 486, Book 10705, page 777, and Instrument No. 20011127-0129399, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-I of Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, pages 142 and 143, said Register' s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to DOROTHY SARRATT, by deed from WILLIAM W. BIVINS, TRUSTEE OF THE WILLIAM W. BIVINS REVOCABLE TRUST, of record in Instrument No. 20140904-0081043, dated September 4, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 129-14-0A-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed of record in Book 5414, page

634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, re-recorded in Book 9935, page 486 and Book 10705, page 777 and Instrument No. 20011127-0129399, said Register's Office.

Easements, assessments, special assessments, contained in Master Deed of record in Book 5414, page 634, said Registers Office.

Matters shown on the Plan of record in Plat Book 5200, pages 142 and 143, said Register's Office.

This is improved property located at 6666 Brookmont Terrace*Nashville TN 37205 *#107

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2017.

Dorothy Sarratt

dorothy sarratt by kate rosenthal attorney in fact

BY: Kate Rosenthal, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Dorothy Sarratt, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of November, 2017.

_____
Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021